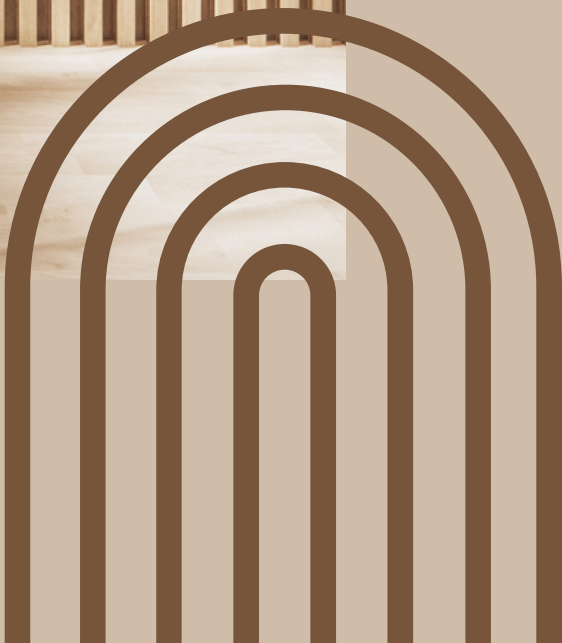


PORTFOLIO

ANNIE
& CO.
PROPERTY STAGING



ANNIE SELF and The Team

We help homeowners, landlords and holiday-let owners turn their spaces into warm, welcoming places that buyers, tenants and guests instantly connect with.

I have been property developing since I was 19, 15 years in Estate Agency and creating luxury holiday lets since 2018. My passion is in the staging, creating amazing spaces for all to admire. Including my talented husband, Tim, I have a team of trusted, skilled friends who help me transform properties from bland to grand!



PORTFOLIO

Georgian Manor



Transforming a 13 bedroom
New Forest Manor House into a
5 star holiday-let/wedding
venue.

Efford Park Manor
19,000 square foot.

French Town House



The complete renovation of a 3
bedroom French Town House into
a boutique holiday home, with low
maintenance courtyard garden.

35 Rue Des Vaudieux, Le Dorat
1,400 square foot.

Victorian Church



The creation of Church House
Berkshire, a luxury holiday-let
sleeping 25 guests, over 10
bedrooms.

Holy Trinity Church, Berkshire
5,000 square foot.

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24 Apartments



A disused office block turned into 24 stunning apartments in Hampshire - perfect for first time buyers.

Freya House, Old Basing
12,500 square foot.

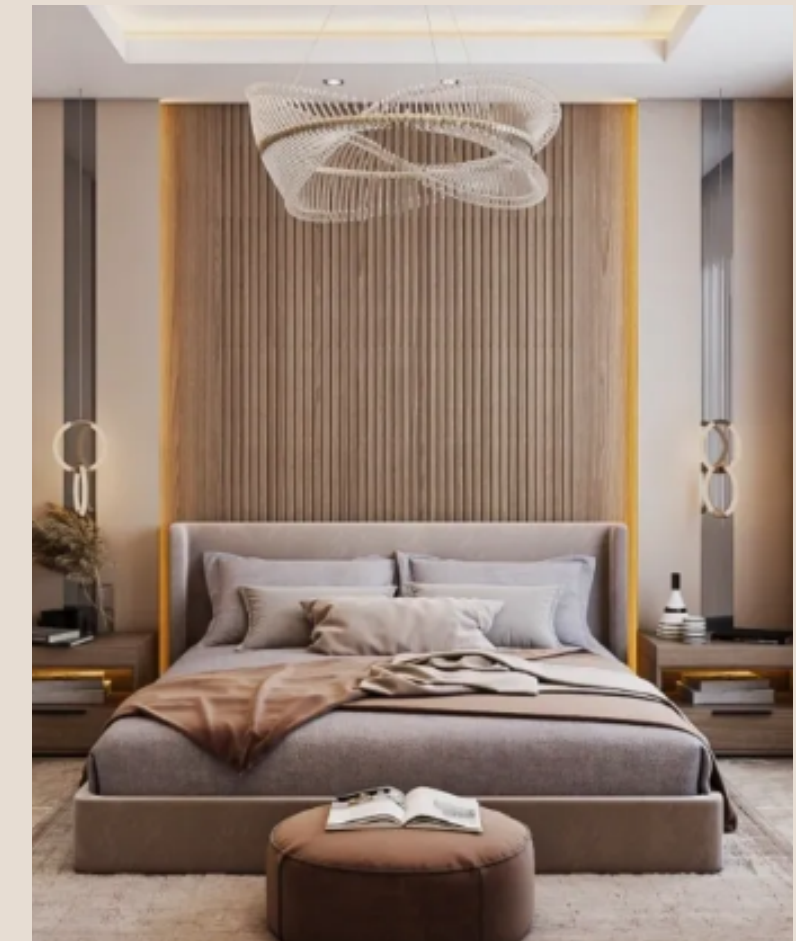
New Forest Cottage



A derelict Forester's Cottage, into a 3 bedroom cosy home for re-sale. Sold within 48 hours to the first viewer.

Ivydene Cottage, Landford
1,700 square foot.

And more ...



Whatever the size of your property or your budget ... we can turn empty spaces and grounds into places that make the heart sing! Making you more money, saving you time and getting results faster.

YOU NEED US WHY?

Do you really want the challenge of furnishing your property yourself? ...

- **Ordering & Logistics:** Ordering furniture online, dealing with unpredictable delivery times, and managing the removal and disposal of packaging.
- **Procurement Challenges:** Shopping multiple times at various stores to get the right 'look' and accounting for unanticipated needs.
- **Setup & Installation:** Having the correct tools for assembling furniture, hanging decor, locating and installing lighting and accessories.
- **Staging & Detailing:** Interior design flair, ironing bedding, hanging blinds/curtains and optimising the layout for space utilization.
- **Marketing Material:** Capturing high-quality marketing photos and videos.
- **Breakdown & Storage:** Disassembling, removing, and storing everything after the project is complete.

ONCE YOU HAVE CALCULATED HOW LONG IT WILL TAKE TO DO ALL OF THAT,
WE WILL HAVE FINISHED THE PROJECT!

PORTFOLIO



08

HOW CAN WE HELP?

We are not your typical Home Staging company, we have years of experience in property developing and can offer so much more ...

Home Staging Services

- Interior Design consultation
- Personalised design recommendations
- Rental furniture and accessories
- Furniture arranging and assembly
- Optimising the layout to make the best use of space

Decorating

- Selection of decor items and colour schemes
- Evaluation of home condition and updating/improving, painting and wallpapering

De-cluttering Services

- Assistance in organising/storing and removing unnecessary items

Lighting Enhancements

- Recommendations for and installation of, improved lighting

Curb Appeal Improvements

- Suggestions for and implementing landscaping, lighting, furnishings and exterior aesthetics

Renovation Services

- Kitchen remodelling, upgrades to cabinets, countertops and shelving
- Bathroom revamping, modernisation of fixtures, tiles, and decor
- Flooring upgrades

Compliance

- Ensuring fire ratings, safety and compliance are up-to-date

EVERY PROJECT IS DIFFERENT ...

WE HAVE THE RESOURCES AND SKILLS TO SUIT YOUR REQUIREMENTS

PORTFOLIO



WE WOULD LOVE TO
TALK ABOUT YOUR
PROJECT ...



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